

COMMERCIAL DISTRICT (C)

6.1 Purpose.

This chapter establishes the Commercial Sub-District and standards specifically applicable within the Sub-District. The purpose of the Commercial district is to allow commercial uses of higher intensity. Where the compatibility standards are met, it is also intended to allow for mixed commercial and residential uses.

6.2 Principal Uses.

Principal uses permitted in the Commercial Zoning Sub-District are listed below. With the exception of Agriculture and agriculture-related structures, any new construction associated with principal uses require an administrative land use permit from the Planning Department prior to any construction. See Article II for the permitting process.

Use	Comments
All principal uses in the RR/A and MU District	
Bars	
Amusement and Recreation Facilities	
Automobile fuel sales	
Car washes	
Extended Care	
Fireworks stands	
Hotels and motels	
Manufacturing, Light	
Repair	
Retail, Large Scale	
Solid waste/recycling transfer station	

6.3 Conditional Uses.

Conditional uses permitted in the Commercial Zoning District are listed below and will require a conditional use permit pursuant to Article XXX prior to commencement.

Use	
Asphalt/Concrete Mixing Plants	
Building Height Exceeding Section 4. 5	
Communication Towers	
Essential Services, Type II	
Golf courses and country clubs	
Junkyards and Salvage Yards	
Manufacturing, Heavy	
Non-Conforming Uses, Expansion	

6.4 Setbacks.

- 6.4.1 Setbacks. There are no minimum property line setbacks. Property line setbacks are controlled by the landscape buffers described in Section 9.2.5.
- 6.4.2 Exceptions: When a lot owner owns multiple lots, landscape buffers for the common interior property line do not apply and lot owners may build across lot lines. Landscaped buffers apply on the outer lot lines.

6.5 Building Height.

Unless otherwise excepted by Section 3.5.1, the height of all new Structures shall be limited to 60 feet as measured from the lowest point of the finished grade to the highest structural point of the roof. A building height of greater than 60 feet requires a conditional use permit.

- 6.5.1 Exemptions. The construction of a new Agricultural Structure or the addition to an existing Agricultural Structure is not subject to the requirements of Section 6.5.

6.6 Density. There are no density requirements.

6.7 Additional Standards.

- 6.7.1 Development Standards. Refer to Section 9 for Development Standards
- 6.7.2 **Condos**
- 6.7.3 Where the C Sub-District does not correspond with a property line, the boundary of the Sub-District shall be measured 1/4 of a mile from the right-of-way of the nearest arterial road which it borders.
- 6.7.4 Landowners are reminded that other federal, state, and local approvals may be required, including but not limited to approval for sanitation and water supply facilities, demonstration of adequate water rights, access or system impact approvals from Gallatin County and/or the Montana Department of Transportation, compliance with covenants, or any other federal, state, or local approvals required by law. If the requirements of this Regulation conflict with the requirements of any other lawfully adopted rules, regulations or covenants, the most restrictive (or higher standard) shall govern.